

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**WALTER REED GARDENS HISTORIC DISTRICT
ARLINGTON COUNTY, VA (000-8824)**

Section number 7 **Page** 1

SUMMARY DESCRIPTION

Walter Reed Gardens is bounded by South 13th Street to the north, South Edgewood Street to the east, and South Walter Reed Drive to the west. South 13th Road bisects the development in Columbia Heights, Arlington County, Virginia. Constructed in 1948, the complex is sited on approximately five acres and is a planned community that incorporates recreational areas and open spaces. Originally designed with one hundred forty-seven (147) one-bedroom units within eighteen (18) buildings, the condominium conversion reconfigured the buildings to house a total of one hundred thirty-four units (134). The one hundred thirty-four units (134) include fifty-six (56) one-bedroom units and seventy-eight (78) two-bedroom units in four clusters of buildings, 1301-1305 South Walter Reed Drive, 1315-1319 South Walter Reed Drive, 2900-2906 South 13th Street, and 2900-2914 South 13th Road. The remaining area is designed with green areas, a swimming pool, and parking areas. The apartments are shaped around courts with the largest being the “U” court at 2900-2914 South 13th Road.

The four clusters of Walter Reed Gardens are composed of eighteen (18) buildings, all of which contribute to the historic district. The 1982-1984 in-ground swimming pool is non-contributing.

DETAILED DESCRIPTION

Site

Walter Reed Gardens is sited on 5.33 acres of sloping land and is comprised of the Oscar C. Dresser subdivision, north of the A.C. Jones addition to Foxhall. In 1938, the Oscar C. Dresser subdivision included four buildings on the 8.6-acre tract of land.ⁱ By 1948, the construction of Walter Reed Gardens on the Dresser subdivision and the east extension of South 13th Road through the subdivision reconfigured the lot. A number of parking areas and a swimming pool were added after the 1982-1984-condominium conversion.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**WALTER REED GARDENS HISTORIC DISTRICT
ARLINGTON COUNTY, VA (000-8824)**

Section number 7 **Page** 2

Exterior

Constructed in 1948, the garden apartments are presented as four building clusters designed in the Colonial Revival style. Within the four building clusters are eighteen buildings. There are four building types with two roof designs found in the development.

The first building design is a three-story building with brick laid in a repeating seven-course American bond. The main entrance is a single-leaf, multi-light door with a four-light transom and wood door surround. The entrance has a one-story entrance porch with a pair of fluted columns, dentiled cornice and an asphalt-shingled, half-hipped roof. The buildings have a brick stringcourse below the third-story windows and a stone stringcourse above the third-story windows. The built-up, flat roof was replaced during the 1982-1984-condominium conversion. The original 6/6 and 8/8 double-hung wood sash windows have been replaced in limited instances with vinyl windows that appear as 6/6 or 8/8 double-hung sash windows. Modest brick sills and louvered shutters are located at the windows. There are five examples of this building type.

The second building design is a two-story building with brick laid in a repeating seven-course American bond. The main entrance is a single-leaf, multi-pane door with a four-light transom. The wood door surround has a pair of engaged pilasters supporting a broken pediment. This building design can be six or seven bays wide with an asphalt shingled, side-gable roof. The original 6/6 and 8/8 double-hung wood sash windows have been replaced in limited instances with vinyl windows that appear as 6/6 or 8/8 double-hung sash windows. Modest brick sills and louvered shutters are located at the windows. There are three examples of this building type.

The third building design is similar to the second building design. It is a two-story building with brick laid in a repeating seven-course American bond. This building is L-shaped and located at the corner of the building clusters. The main entrance is at the corner with a single-leaf, multi-pane door and four-light transom. The entrance has a one-story entrance porch with squared columns and an asphalt-shingled, half-hipped roof. In certain instances, one end of the asphalt-shingled, side-gable roof is finished with interior paired chimneys. The original 6/6 and 8/8 double-hung wood sash windows have been replaced in limited instances with vinyl windows that appear as 6/6 or 8/8 double-

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**WALTER REED GARDENS HISTORIC DISTRICT
ARLINGTON COUNTY, VA (000-8824)**

Section number 7 **Page** 3

hung sash windows. Modest brick sills and louvered shutters are located at the windows. There are seven examples of this building type.

The fourth building design is a two-story building (three-story brick building where the site slopes dramatically) with brick laid in a repeating seven-course American bond. The main entrance is a single-leaf, multi-light door with a four-light transom and wood door surround. The wood door surround has a pair of engaged pilasters supporting a scrolled broken pediment. The buildings are seven-bays wide and the center three-bays project slightly. The buildings have a molded cornice and an asphalt-shingled, side-gable roof with interior paired chimneys. The center front gable has a circular louvered opening adorned with four keystones. The original 6/6 and 8/8 double-hung wood sash windows have been replaced in limited instances with vinyl windows that appear as 6/6 or 8/8 double-hung sash windows. Modest brick sills and louvered shutters are located at the windows. There are three examples of this building type.

The secondary elevations are utilitarian in design and several units have private yards or wood decks to the rear.

The swimming pool, located at South 13th Road between 1305 South Walter Reed Drive and 2906 South 13th Street was constructed after the 1982-1984-condominium conversion. Modest metal fencing surrounds the in-ground concrete pool. This area was originally designed as a green space.

Interior

Walter Reed Gardens included one hundred forty-seven (147) one-bedroom units.ⁱⁱ A single public entrance at the main elevation provided access to public corridors and stairs leading to the individual units. The original finishes and treatments in the individual units are unknown.

At the time of the 1982-1984-condominium conversion, the floor plans in the individual buildings were re-configured to accommodate two-bedroom units. These alterations created a total of one hundred thirty-four units (134); fifty-six (56) remained one-bedroom units and seventy-eight (78) became two-bedroom units.ⁱⁱⁱ The windows, mechanical,

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**WALTER REED GARDENS HISTORIC DISTRICT
ARLINGTON COUNTY, VA (000-8824)**

Section number 7 **Page** 4

electrical, plumbing, kitchens and bathrooms were renovated or replaced during the conversion.

WALTER REED GARDENS BUILDING INVENTORY

The eighteen buildings of Walter Reed Gardens include four building designs with two different roof types. The four building designs include five (5) buildings with a flat roof, three (3) buildings with a side-gable roof, three (3) buildings with a front-gable roof, and seven (7) corner buildings.

CONTRIBUTING RESOURCES

Flat Roof (non-corner building)

2902 13th Street South
2910 13th Road South
1317 South Walter Reed Drive

2902 13th Road South
1303 South Walter Reed Drive

Side Gable Roof

2900 13th Street South
2914 13th Road South

2900 13th Road South

Front Gable Roof

2906 13th Street South
2908 13th Road South

2906 13th Road South

Corner Buildings

2904 13th Street South
2912 13th Road South
1305 South Walter Reed Drive

2904 13th Road South
1301 South Walter Reed Drive
1315 South Walter Reed Drive

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**WALTER REED GARDENS HISTORIC DISTRICT
ARLINGTON COUNTY, VA (000-8824)**

Section number 7 **Page** 5

1319 South Walter Reed Drive

NON-CONTRIBUTING RESOURCE

The in-ground swimming pool, located at South 13th Road between 1305 South Walter Reed Drive and 2906 South 13th Street was constructed after the 1982-1984-condominium conversion. The swimming pool is surrounded by a metal fence.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**WALTER REED GARDENS HISTORIC DISTRICT
ARLINGTON COUNTY, VA (000-8824)**

Section number 7 **Page** 6

ENDNOTES

ⁱ Franklin Survey Company, *Franklin's Original 'Han-dy Size' Property Atlas*, Plate 18, 1938.

ⁱⁱ Office of Planning, *Apartment Development by Census Tract, Arlington County, Virginia, March 31, 1961*, May 1961, p. 16.

ⁱⁱⁱ Sarah Collins, "History of Columbia Heights," www.on-the-pike.com, May 21, 2002.